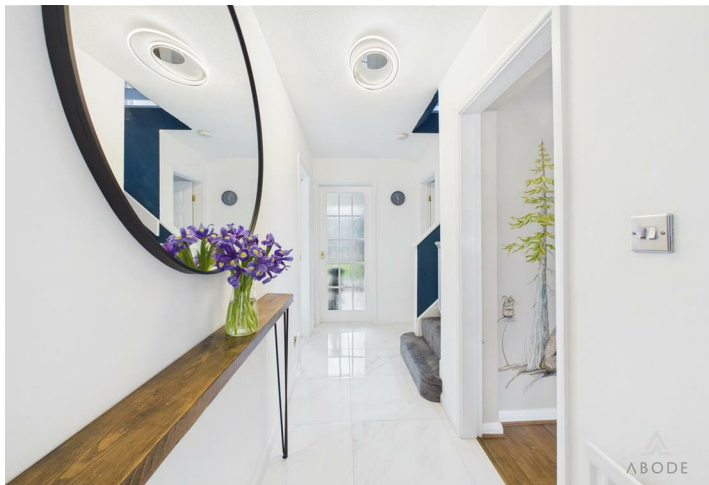






****NO UPWARDS CHAIN**** A well-presented four-bedroom family home on Meadow View, offering a versatile ground-floor layout, a spacious lounge/diner opening onto the garden, playroom, kitchen and four double first-floor bedrooms. Outside, the property benefits from generous driveway parking, a lawned frontage and an enclosed rear garden with a paved seating area.



Accommodation

Ground Floor

The entrance hall is finished with tiled flooring and provides access to the principal ground-floor rooms, a useful WC and the staircase to the first floor.

At the front is a flexible play room or second reception room, featuring wood-effect flooring and a wide bay window. This adaptable space could equally suit a home office, snug or children's room.

The fitted kitchen is arranged with a range of timber-effect cabinets, work surfaces and tiled splash backs, together with space for freestanding and under-counter appliances.

Across the rear is the generous lounge/diner. Clearly divided into comfortable sitting and dining areas, the room features glossy marble-effect floor tiles, a coordinating feature wall and French doors opening directly onto the patio and garden.

First Floor

The central landing leads to four bedrooms and the family bathroom. The principal bedroom is a comfortable double with fitted wardrobe storage, then there are a further three double bedrooms, the second double also has fitted wardrobe. One is currently arranged as a nursery and another as a home office, illustrating the flexibility available for family life and home working.

The family bathroom is fitted with a panelled bath and shower above, a wash basin and heated towel rail, complemented by light wall tiling and contrasting floor tiles.

Outside



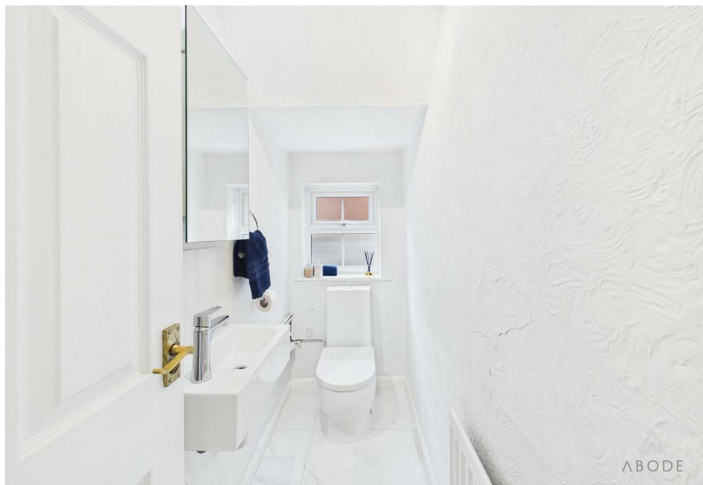
The property is approached across a broad driveway providing off-road parking, bordered by a generous front lawn with a mature tree.

French doors from the lounge/diner open onto a curved paved patio at the rear. Beyond this is an enclosed lawned garden with timber fencing and a garden shed, creating defined areas for outdoor seating, play and general recreation.

Location

Meadow View is situated in the Staffordshire village of







Rolleston-on-Dove, on the northern edge of Burton upon Trent. The village offers a range of everyday amenities and a primary school, while its position provides access to the wider shopping, leisure and transport facilities available in Burton and the surrounding area.



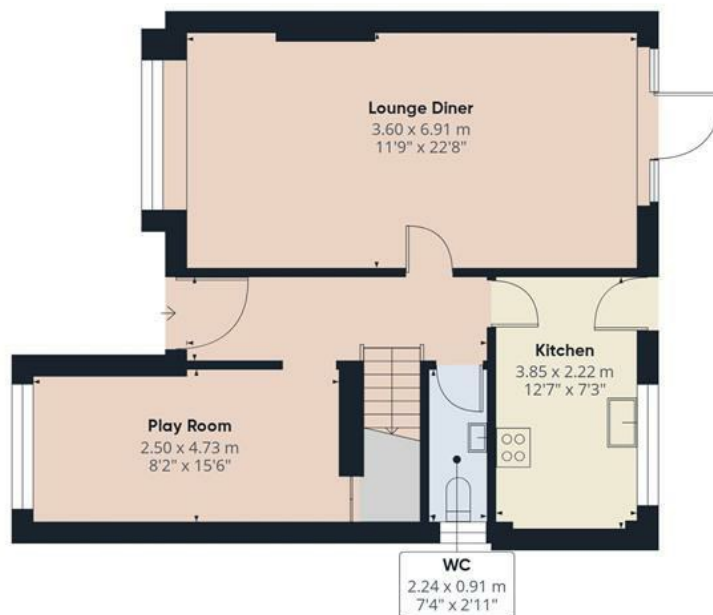












Floor 0

Approximate total area⁽¹⁾

104.9 m²

1131 ft²



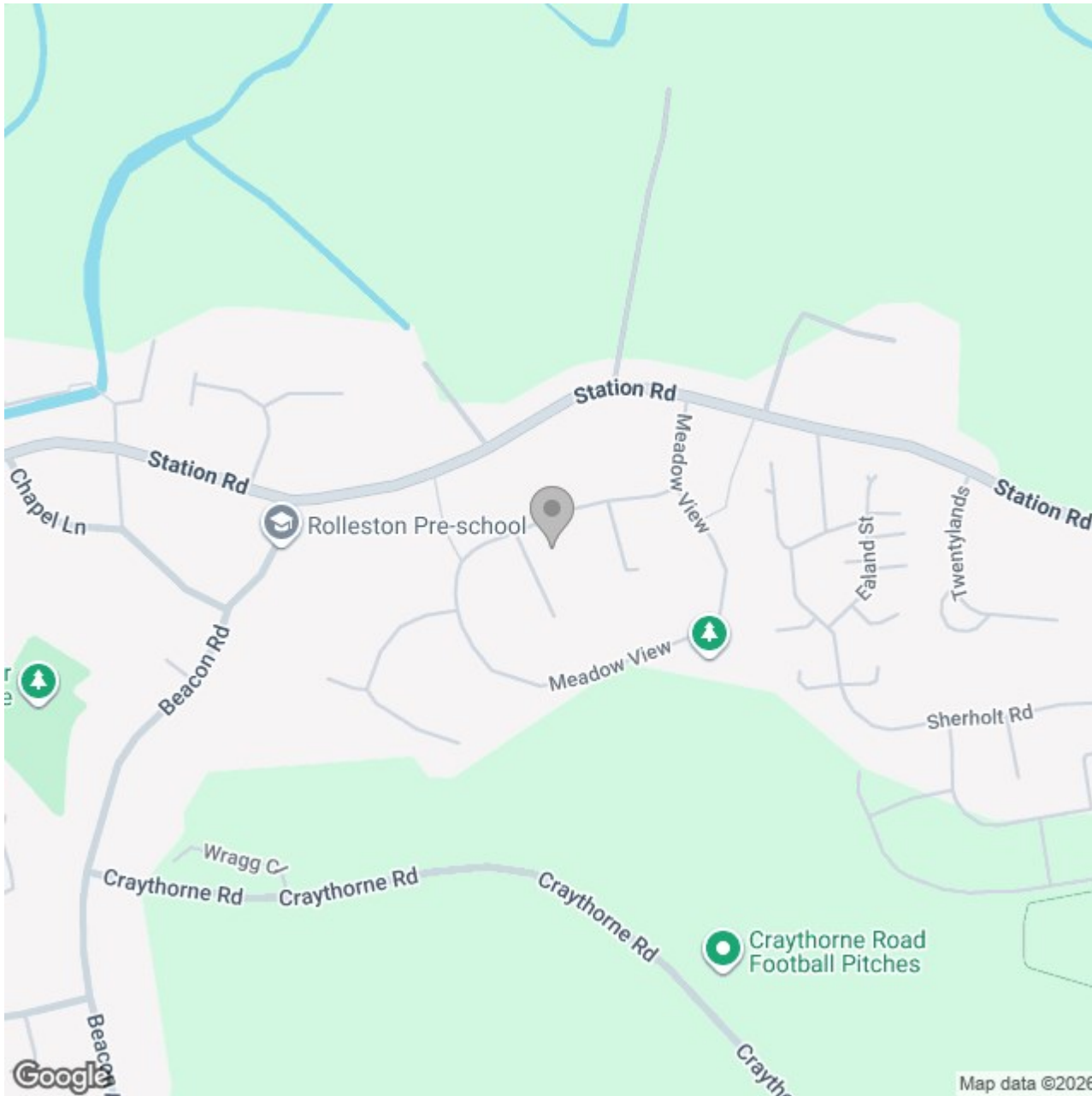
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	